151.0	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	766,500	/	766,500
USE VALUE:	766,500	/	766,500
ASSESSED:	766,500	/	766,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
356		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWEN STEVEN H--ETAL
Owner 2:	STEIN SUSAN E
Owner 3:	
Street 1:	356 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,260 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Wood Shingle Exterior and 1670 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6260.000	276,000	4,300	486,200	766,500
Total Card	0.144	276,000	4,300	486,200	766,500
Total Parcel	0.144	276,000	4,300	486,200	766,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.12 | /Parcel: 459.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99985
GIS Ref	
GIS Ref	
Insp Date	03/02/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0012.0

!11837!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,000	4300	6,260.	486,200	766,500	766,500	Year End Roll	12/18/2019
2019	101	FV	238,700	4300	6,260.	455,800	698,800	698,800	Year End Roll	1/3/2019
2018	101	FV	238,700	4300	6,260.	376,800	619,800	619,800	Year End Roll	12/20/2017
2017	101	FV	226,400	4300	6,260.	346,400	577,100	577,100	Year End Roll	1/3/2017
2016	101	FV	226,400	4300	6,260.	316,100	546,800	546,800	Year End	1/4/2016
2015	101	FV	200,000	4300	6,260.	310,000	514,300	514,300	Year End Roll	12/11/2014
2014	101	FV	200,000	4300	6,260.	288,100	492,400	492,400	Year End Roll	12/16/2013
2013	101	FV	200,000	4300	6,260.	274,100	478,400	478,400		12/13/2012

PRINT

Date	Time
12/11/20	01:58:14

LAST REV

Date	Time
06/20/17	14:25:38
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11837

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14739-511		9/1/1982		87,500	No	No		Y

USER DEFINED

Prior Id # 1:	99985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2017	9	Add Bath	72,635					add 1/2 bath remod
4/25/2016	491	Redo Bat	22,500					reno bath replace

ACTIVITY INFORMATION

Date	Result	By	Name
3/2/2017	Measured	DGM	D Mann
3/2/2017	Left Notice	DGM	D Mann
3/2/2017	Permit Visit	DGM	D Mann
11/14/2008	Meas/Inspect	345	PATRIOT
11/13/2000	Hearing Chag	264	PATRIOT
1/29/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/23/1999	Measured	263	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6260		Sq. Ft.	Site		0	80.	0.97	9									486,242						486,200	

Total AC/HA:	0.14371	Total SF/SM:	6260	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	486,242	Spl Credit		Total: 486,200

EXTERIOR INFORMATION

Type:	97 - Tudor
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY/WHITE
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

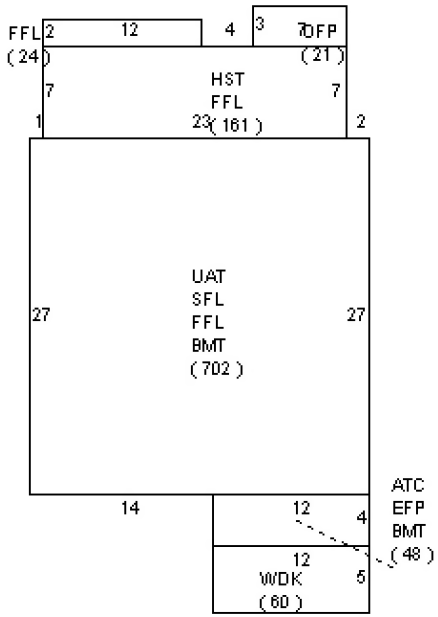
OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20 %	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27266502
Const Adj.:	0.98402047
Adj $ / SQ:	156.541
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399969
Depreciation:	123990
Depreciated Total:	275979

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	156.54
Special Features:	0	Val/Su Net:	100.69
Final Total:	276000	Val/Su SzAd	163.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	887	156.540	138,852
BMT	Basement	750	46.960	35,222
SFL	Second Floor	702	156.540	109,892
UAT	Upper Attic	176	62.620	10,989
HST	Half Story	81	156.540	12,602
WDK	Deck	60	15.740	945
EFP	Enclos Porch	48	71.440	3,429
OFP	Open Porch	21	43.300	909
Net Sketched Area:		2,741	Total:	315,470
Size Ad	1686.3	Gross Are	3379	FinArea 1670

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X22	A	AV	1928	23.12	T	40	101			4,300			4,300

More: N	Total Yard Items:	4,300	Total Special Featues:		Total: 4,300